



SEPA THRESHOLD DETERMINATION

Mitigated Determination of Non-Significance (MDNS)

FILE NAME: AFFINITY AT ARLINGTON –CONDITIONAL USE PERMIT

FILE NUMBER: PLN #452

LEAD AGENCY: City of Arlington Community and Economic Development Department

DESCRIPTION: Project Description: Affinity at Arlington, LLC is proposing to construct a new 170 unit multi-family market rate senior housing community, southeast of the 172nd Street NE and Smokey Point Blvd intersection, on approximately 5.36 acres of vacant land. The proposed project includes the construction of an 186,723 sf four-story building with interior corridors, a port-cochere main entrance, and secured access entries. A 278 parking spaces will be provided including 55 detached garages and 61 carports. Open space and landscaping are proposed as a part of the site improvements. The community will be accessed off the proposed 169th Street NE.

LOCATION: The project is located east of the 169th Place NE and Smokey Point Blvd Intersection. Township 31, Range 05, Section 28, Quarter NE. Tax Parcel ID # 31052800200500

APPLICANT: Reid Dickinson of Inland Group, on behalf of Affinity at Arlington, LLC

STAFF CONTACT: Kristin Foster kfoster@arlingtonwa.gov

DATE CHECKLIST PREPARED: May 25, 2018

APPROVALS REQUIRED: City of Arlington: Conditional Use Permit, SEPA, Full Site Civil Permit, Utility Permit, Building Permits. Department of Ecology: Construction Stormwater General Permit.

SEPA THRESHOLD DETERMINATION: The City has determined that with the mitigation measures identified herein, this proposal would not have a probable and unavoidable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. However, we have identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Arlington zoning and development regulations, the following conditions of approval of the permit decision apply:

(B)(1) Earth: In order to mitigate for potential earth impacts, the Applicant shall implement Best Management Practices per Department of Ecology for Stormwater Pollution Prevention and TESC Controls to prevent erosion during and after construction. A Construction Stormwater General Permit is required through the Department of Ecology.

(B)(2) Air: In order to mitigate for potential air impacts, the Applicant shall implement dust control measures to reduce fugitive dust emissions during construction. A Construction Management Plan shall be submitted to the City prior to commencement of construction to ensure these measures.

(B)(3)(b) Ground Water: In order to mitigate for potential impacts to ground water the Applicant shall utilize Low-Impact Design techniques to manage storm water on-site.

(B)(3)(c) Water Runoff: In order to mitigate for potential impacts to water runoff the Applicant shall follow DOE requirements of the 2014 Stormwater Management Manual for Western Washington. Stormwater runoff will be collected with the use of catch basins and conveyed using underground piping to a facility for treatment and detention.

(B)(6)(c) Energy and Natural Resources: The project will be National Green Building Standard certified with an energy star portfolio management system.

(B)(7)(b) Noise: The applicant shall comply with the City of Arlington noise standards found in AMC 9.20.060. Specifically, in section 9.20.060(8) noises resulting from any construction activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday and all day Sunday shall be prohibited.

(B)(10)(c) Aesthetics: The building is approximately 50' in height. Views from Smokey Point Blvd to the east may be blocked. Landscaping will be provided to reduce visual impacts. Building Design and orientation shall strictly adhere to the City of Arlington Mixed Use Development Regulations.

(B)(11)(a) Light and Glare: In order to mitigate for potential light pollution the Applicant will be required to install light fixtures that are down shielded. The property is located within the Arlington Airport Protection District – Subdistrict C.

(B)(12)(c) Recreation: The site shall allow for adequate open space per AMC 20.110.014 (h). City of Arlington Resolution No. 2015-003 requires payment of a Community Park Impact Fee and Neighborhood / Mini Park Fee be paid per dwelling unit. These impact fees shall be paid prior to the issuance of any building permits.

(B)(13) Historic and Cultural Preservation: The project site may be within the vicinity of historic and cultural activity; therefore, the applicant shall submit a completed Unanticipated Discover Plan (UDP). If any historic or archaeological items are discovered during the grading of the site, the State Historical Preservation Officer, Stillaguamish Tribe, and the City of Arlington shall be contacted and measures taken to implement the UDP.

(B)(14)(f) Transportation: In order to mitigate for impacts to the City's transportation system the applicant shall pay a Traffic Impact Fee of \$3355 for 44 new PM Peak-Hour Trips (PMPHT) as per the submitted Transportation Impact Analysis report dated June 2018. The developer may be obligated to pay their proportionate share for certain State projects for those average daily trips from this development. Traffic mitigation fees, if any, shall be paid to Washington State Department of Transportation, and the developer shall provide the City of Arlington documentation of compliance with the State requirement prior to issuance of the Building Permit. Consistent with the terms of the Snohomish County Interlocal Agreement with the City of Arlington, the developer shall mitigate impacts on the capacity of the County road system by making a proportionate share mitigation payment, if any. Traffic mitigation shall be paid to the Snohomish to the Snohomish County Department of Planning and Development Services, and the developer shall provide the City of Arlington documentation of compliance prior to issuance of the Building Permit.

(B)(16)(a) Utilities: The applicant shall connect to the City of Marysville water and sewer systems.

DISCLAIMER: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction and improvements of roads, off site road improvement obligations, drainage control, traffic, school, park, stormwater, and utility mitigations, fire protection; and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Arlington reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interest of the city and/or necessary for the general health, safety, and welfare of the public to do so.

DATE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE: August 2, 2018

COMMENT PERIOD: There is a 14-day comment period for this MDNS. If you would like to comment on this Application or Threshold Determination, written comments must be received prior to 5:00 p.m. on

August 16, 2018. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

SEPA Responsible Official: Marc Hayes, Director of Community and Economic Development

August 2, 2018
DATE

Marc Hayes

SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

TO APPEAL A DECISION: An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this MDNS. Appeal of the final MDNS must be made to the Hearing Examiner within 10 days of the date the MDNS is final (see WAC 197-11-390(2) (a)). The MDNS is a final MDNS when the City issues the land use permit. Appeal of the land use permit must be made to the Hearing Examiner within 14 days of the date the permit is issued.